

ESTATE PLANNING

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CONFIDENTIAL

PLAINTIFFS 00008595

MORTGAGE AMORTIZATION SCHEDULE #2

TABLE 111

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PLAINTIFFS_00008597

PLAINTIFFS 00008598

MORTGAGE AMORTIZATION SCHEDULE									
Ort Creek Valley		Hause Properties Inc. in Top							
Lender		Hause Properties Inc. in Top							
Mortgage Account		Borrower ID: 50000000000000000000000000000000							
Interest Rate (Annual)		Interest Rate (Annual)							
Amortization Period		Amortization Period							
Term Month		Term Month							
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2013 Travis Oak Creek, LP Oak Creek Village			5/21/2014 PERSONAL PROPERTY DEPRECIATION SCHEDULES		

5 year (150% DB to SL) 12 year (150% DB to SL)

Amount:	\$ 2,934,154	Year:	\$	Amount:	\$	Year:	\$	Amount:	\$	Year:	\$	BALANCE:
Year	\$	Year	\$	Year	\$	Year	\$	Year	\$	Year	\$	
2014		2014		2014		2014		2014		2014		\$ 2,934,154
2015	329,880	2015		2015		2015		2015		2015		\$ 2,934,154
2016	1,041,709	2016		2016		2016		2016		2016		\$ 2,604,274
2017	625,026	2017		2017		2017		2017		2017		\$ 1,562,564
2018	375,015	2018		2018		2018		2018		2018		\$ 937,539
2019	328,079	2019		2019		2019		2019		2019		\$ 562,523
2020	234,444	2020		2020		2020		2020		2020		\$ 234,444
2021	-	2021		2021		2021		2021		2021		\$ (0)
2022	-	2022		2022		2022		2022		2022		\$ (0)
2023	-	2023		2023		2023		2023		2023		\$ (0)
2024	-	2024		2024		2024		2024		2024		\$ (0)
2025	-	2025		2025		2025		2025		2025		\$ (0)
2026	-	2026		2026		2026		2026		2026		\$ (0)
2027	-	2027		2027		2027		2027		2027		\$ (0)
2028	-	2028		2028		2028		2028		2028		\$ (0)
2029	-	2029		2029		2029		2029		2029		\$ (0)
2030	-	2030		2030		2030		2030		2030		\$ (0)
2031	-	2031		2031		2031		2031		2031		\$ (0)
TOTAL:	\$ 2,934,154	OK	TOTAL:	\$	OK	TOTAL:	\$	OK	TOTAL:	\$	OK	\$ 2,934,154

PLAINTIFFS_00008600

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REFLECTIONS ON THE PRACTICE OF
REFLECTION

Trinac Capital Ld. 0103	1	44,902,111	Acquired Real Prop.
Interest: Personal Prop.		12,934,154	Less Acq. Personal Prop.
Interest: House, Land, Etc.			Acquired Real Prop.
Interest: Capital in, Ventures,			Less Acq. Real Prop.
Interest: Investments		41,431,319	Total Acq. Real Prop.

15 year 150% DGR SLR	20 year 150% DGR SLR	25.5 years (straight line)	42 years (straight line)	36.5 years (straight line)
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Talent Outcomes

CONFIDENTIAL

PLAINTIFFS 00008601

AMORTIZATION										
Years	% Amortized	45 YEARS	\$ 64,209	% Amortized	15 YEARS	\$ 51,805	% Amortized	1 YEARS	\$ 0.000	
YRS Month	YRS	Amount	\$ 204,181	YRS Month	YRS	Amount	YRS Month	YRS	Amount	
1	2010	1.14%	\$ 6,314	1	2015	5.00%	6,317	1	2016	15.00%
2	2011	2.28%	5,405	2	2017	6.63%	5,143	2	2017	25.00%
3	2012	2.46%	5,403	3	2018	6.67%	5,143	3	2018	6.00%
4	2013	2.60%	5,405	4	2019	6.67%	5,143	4	2019	6.00%
5	2014	2.69%	5,405	5	2020	6.67%	5,143	5	2020	6.00%
6	2015	2.66%	5,405	6	2021	6.67%	5,143	6	2021	6.00%
7	2016	2.60%	5,405	7	2022	6.67%	5,143	7	2022	6.00%
8	2017	2.46%	5,405	8	2023	6.67%	5,143	8	2023	6.00%
9	2018	2.36%	5,405	9	2024	6.67%	5,143	9	2024	6.00%
10	2025	2.26%	5,405	10	2025	6.67%	5,143	10	2025	6.00%
11	2026	2.16%	5,405	11	2026	6.67%	5,143	11	2026	6.00%
12	2027	2.06%	5,405	12	2027	6.67%	5,143	12	2027	6.00%
13	2028	2.00%	5,405	13	2028	6.67%	5,143	13	2028	6.00%
14	2029	2.00%	5,405	14	2029	6.67%	5,143	14	2029	6.00%
15	2030	2.00%	5,405	15	2030	6.67%	5,143	15	2030	6.00%
16	2031	2.00%	5,405	16	2031	6.67%	5,143	16	2031	6.00%
17	2032	2.00%	5,405	17	2032	6.67%	5,143	17	2032	6.00%
18	2033	2.00%	5,405	18	2033	6.67%	5,143	18	2033	6.00%
19	2034	2.00%	5,405	19	2034	6.67%	5,143	19	2034	6.00%
20	2035	2.00%	5,405	20	2035	6.67%	5,143	20	2035	6.00%
21	2036	2.00%	5,405	21	2036	6.67%	5,143	21	2036	6.00%
22	2037	2.00%	5,405	22	2037	6.67%	5,143	22	2037	6.00%
23	2038	2.00%	5,405	23	2038	6.67%	5,143	23	2038	6.00%
24	2039	2.00%	5,405	24	2039	6.67%	5,143	24	2039	6.00%
25	2040	2.00%	5,405	25	2040	6.67%	5,143	25	2040	6.00%
26	2041	2.00%	5,405	26	2041	6.67%	5,143	26	2041	6.00%
27	2042	2.00%	5,405	27	2042	6.67%	5,143	27	2042	6.00%
28	2043	2.00%	5,405	28	2043	6.67%	5,143	28	2043	6.00%
29	2044	2.00%	5,405	29	2044	6.67%	5,143	29	2044	6.00%
30	2045	2.00%	5,405	30	2045	6.67%	5,143	30	2045	6.00%
31	2051	2.00%	5,405	31	2051	6.67%	5,143	31	2051	6.00%
32	2052	2.00%	5,405	32	2052	6.67%	5,143	32	2052	6.00%
33	2053	2.00%	5,405	33	2053	6.67%	5,143	33	2053	6.00%
34	2054	2.00%	5,405	34	2054	6.67%	5,143	34	2054	6.00%
35	2055	2.00%	5,405	35	2055	6.67%	5,143	35	2055	6.00%
36	2056	2.00%	5,405	36	2056	6.67%	5,143	36	2056	6.00%
37	2057	2.00%	5,405	37	2057	6.67%	5,143	37	2057	6.00%
38	2058	2.00%	5,405	38	2058	6.67%	5,143	38	2058	6.00%
39	2059	2.00%	5,405	39	2059	6.67%	5,143	39	2059	6.00%
40	2060	2.00%	5,405	40	2060	6.67%	5,143	40	2060	6.00%
41	2061	2.00%	5,405	41	2061	6.67%	5,143	41	2061	6.00%
42	2062	2.00%	5,405	42	2062	6.67%	5,143	42	2062	6.00%
43	2063	2.00%	5,405	43	2063	6.67%	5,143	43	2063	6.00%
44	2064	2.00%	5,405	44	2064	6.67%	5,143	44	2064	6.00%
45	2065	2.00%	5,405	45	2065	6.67%	5,143	45	2065	6.00%
46	2066	2.00%	5,405	46	2066	6.67%	5,143	46	2066	6.00%
47	2067	2.00%	5,405	47	2067	6.67%	5,143	47	2067	6.00%
48	2068	2.00%	5,405	48	2068	6.67%	5,143	48	2068	6.00%
49	2069	2.00%	5,405	49	2069	6.67%	5,143	49	2069	6.00%
50	2070	2.00%	5,405	50	2070	6.67%	5,143	50	2070	6.00%
51	2071	2.00%	5,405	51	2071	6.67%	5,143	51	2071	6.00%

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AMORTIZATION SCHEDULES									
APPLIED EXPENSES									
Year	%	Amount	Year	%	Amount	Year	%	Amount	Year
2016	\$	12,161	2017	25,695	\$ 6,317	2018	25,695	\$ 6,317	2019
2017	\$	12,161	2018	25,695	\$ 6,317	2019	25,695	\$ 6,317	2020
2018	\$	12,161	2019	25,695	\$ 6,317	2020	25,695	\$ 6,317	2021
2019	\$	12,161	2020	25,695	\$ 6,317	2021	25,695	\$ 6,317	2022
2020	\$	12,161	2021	25,695	\$ 6,317	2022	25,695	\$ 6,317	2023
2021	\$	12,161	2022	25,695	\$ 6,317	2023	25,695	\$ 6,317	2024
2022	\$	12,161	2023	25,695	\$ 6,317	2024	25,695	\$ 6,317	2025
2023	\$	12,161	2024	25,695	\$ 6,317	2025	25,695	\$ 6,317	2026
2024	\$	12,161	2025	25,695	\$ 6,317	2026	25,695	\$ 6,317	2027
2025	\$	12,161	2026	25,695	\$ 6,317	2027	25,695	\$ 6,317	2028
2026	\$	12,161	2027	25,695	\$ 6,317	2028	25,695	\$ 6,317	2029
2027	\$	12,161	2028	25,695	\$ 6,317	2029	25,695	\$ 6,317	2030
2028	\$	12,161	2029	25,695	\$ 6,317	2030	25,695	\$ 6,317	2031
2029	\$	12,161	2030	25,695	\$ 6,317	2031	25,695	\$ 6,317	2032
2030	\$	12,161	2031	25,695	\$ 6,317	2032	25,695	\$ 6,317	2033
2031	\$	12,161	2032	25,695	\$ 6,317	2033	25,695	\$ 6,317	2034
2032	\$	12,161	2033	25,695	\$ 6,317	2034	25,695	\$ 6,317	2035
2033	\$	12,161	2034	25,695	\$ 6,317	2035	25,695	\$ 6,317	2036
2034	\$	12,161	2035	25,695	\$ 6,317	2036	25,695	\$ 6,317	2037
2035	\$	12,161	2036	25,695	\$ 6,317	2037	25,695	\$ 6,317	2038
2036	\$	12,161	2037	25,695	\$ 6,317	2038	25,695	\$ 6,317	2039
2037	\$	12,161	2038	25,695	\$ 6,317	2039	25,695	\$ 6,317	2040
2038	\$	12,161	2039	25,695	\$ 6,317	2040	25,695	\$ 6,317	2041
2039	\$	12,161	2040	25,695	\$ 6,317	2041	25,695	\$ 6,317	2042
2040	\$	12,161	2041	25,695	\$ 6,317	2042	25,695	\$ 6,317	2043
2041	\$	12,161	2042	25,695	\$ 6,317	2043	25,695	\$ 6,317	2044
2042	\$	12,161	2043	25,695	\$ 6,317	2044	25,695	\$ 6,317	2045
2043	\$	12,161	2044	25,695	\$ 6,317	2045	25,695	\$ 6,317	2046
2044	\$	12,161	2045	25,695	\$ 6,317	2046	25,695	\$ 6,317	2047
2045	\$	12,161	2046	25,695	\$ 6,317	2047	25,695	\$ 6,317	2048
2046	\$	12,161	2047	25,695	\$ 6,317	2048	25,695	\$ 6,317	2049
2047	\$	12,161	2048	25,695	\$ 6,317	2049	25,695	\$ 6,317	2050
2048	\$	12,161	2049	25,695	\$ 6,317	2050	25,695	\$ 6,317	2051
2049	\$	12,161	2050	25,695	\$ 6,317	2051	25,695	\$ 6,317	2052
2050	\$	12,161	2051	25,695	\$ 6,317	2052	25,695	\$ 6,317	2053
2051	\$	12,161	2052	25,695	\$ 6,317	2053	25,695	\$ 6,317	2054
2052	\$	12,161	2053	25,695	\$ 6,317	2054	25,695	\$ 6,317	2055
2053	\$	12,161	2054	25,695	\$ 6,317	2055	25,695	\$ 6,317	2056
2054	\$	12,161	2055	25,695	\$ 6,317	2056	25,695	\$ 6,317	2057
2055	\$	12,161	2056	25,695	\$ 6,317	2057	25,695	\$ 6,317	2058
2056	\$	12,161	2057	25,695	\$ 6,317	2058	25,695	\$ 6,317	2059
2057	\$	12,161	2058	25,695	\$ 6,317	2059	25,695	\$ 6,317	2060
2058	\$	12,161	2059	25,695	\$ 6,317	2060	25,695	\$ 6,317	2061
2059	\$	12,161	2060	25,695	\$ 6,317	2061	25,695	\$ 6,317	2062
2060	\$	12,161	2061	25,695	\$ 6,317	2062	25,695	\$ 6,317	2063
2061	\$	12,161	2062	25,695	\$ 6,317	2063	25,695	\$ 6,317	2064
2062	\$	12,161	2063	25,695	\$ 6,317	2064	25,695	\$ 6,317	2065
2063	\$	12,161	2064	25,695	\$ 6,317	2065	25,695	\$ 6,317	2066
2064	\$	12,161	2065	25,695	\$ 6,317	2			

2013 Oak Creek LP
RENTANING RESERVE CALCULATION
Oak Creek Village

2215914
2-59-PM

Number of years in display												
NPV of CSY-R Reserve @ 0.01%: (\$11,870,139)	January	February	March	April	May	June	July	August	September	October	November	December
1820												
Total Units	172	172	172	172	172	172	172	172	172	172	172	172
Section 1% of Units	94%	94%	94%	94%	94%	94%	94%	94%	94%	94%	94%	94%
Section 1 Units	170	170	170	170	170	170	170	170	170	170	170	170
Initial Turnover @ 10.00%	153											
Retention Rate	19	18	19	18	18	18	18	18	19	19	19	19
Vacant Units	153	153	95	153	61	48	37	9	6	6	5	0
Turnover Vacancy	78%	61%	57%	47%	38%	26%	16%	5%	0%	0%	0%	0%
Normal Vacancy @ 2.00%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Monthly Vacancy	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%
Rental Income (PGI)	1,657,149	138,099	138,099	138,099	138,099	138,099	138,099	138,099	138,099	138,099	138,099	138,099
Other Income	10,883	907	907	907	907	907	907	907	907	907	907	907
Monthly Vacancy	1547,147	110,610	103,160	103,160	103,160	103,160	103,160	103,160	103,160	103,160	103,160	103,160
Effective Gross Income (EGI)	1,110,240	28,394	25,347	25,397	26,748	22,189	95,649	106,100	122,551	129,276	129,276	129,276
Operating Expenses (less Mgmt Fee)	898,212	24,851	24,451	24,851	24,851	24,851	24,851	24,851	24,851	24,851	24,851	24,851
Management Fee	35,448	372	1,178	1,504	1,201	2,336	3,602	3,954	3,318	3,516	3,516	3,516
Replacement Reserves	21,678	1,057	4,057	4,057	4,057	4,057	4,057	4,057	4,057	4,057	4,057	4,057
Hard Debt Service	1,912,148	159,346	159,346	159,346	159,346	159,346	159,346	159,346	159,346	159,346	159,346	159,346
Cash (Deficit) at 1.00% DSC	6,1361,637	21,06351	197,2451	214,4551	213,1751	179,3501	1545,2761	133,1311	119,3561	111,8341	112,4411	112,4411
DSCR	0.313842	0.313842	0.313842	0.313842	0.313842	0.313842	0.313842	0.313842	0.313842	0.313842	0.313842	0.313842
1821												
Total Units	173	173	173	173	173	173	173	173	173	173	173	173
Section 1%	94%	94%	94%	94%	94%	94%	94%	94%	94%	94%	94%	94%
Section 1 Units	170	170	170	170	170	170	170	170	170	170	170	170
Retention Rate	0	0	0	0	0	0	0	0	0	0	0	0
Vacant Units	0	0	0	0	0	0	0	0	0	0	0	0
Turnover Vacancy	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Normal Vacancy @ 2.00%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Monthly Vacancy	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%
Rental Income (PGI)	1,690,532	140,441	140,441	140,441	140,441	140,441	140,441	140,441	140,441	140,441	140,441	140,441
Other Income	11,115	925	925	925	925	925	925	925	925	925	925	925
Monthly Vacancy	1,691,647	139,931	139,931	139,931	139,931	139,931	139,931	139,931	139,931	139,931	139,931	139,931
Effective Gross Income (EGI)	1,262,337	151,061	151,061	151,061	151,061	151,061	151,061	151,061	151,061	151,061	151,061	151,061
Operating Expenses (less Mgmt Fee)	925,138	77,097	77,097	77,097	77,097	77,097	77,097	77,097	77,097	77,097	77,097	77,097
Management Fee	40,940	3,887	3,887	3,887	3,887	3,887	3,887	3,887	3,887	3,887	3,887	3,887
Replacement Reserves	26,115	4,178	4,178	4,178	4,178	4,178	4,178	4,178	4,178	4,178	4,178	4,178
Hard Debt Service	1,912,148	159,346	159,346	159,346	159,346	159,346	159,346	159,346	159,346	159,346	159,346	159,346
Cash (Deficit) at 1.00% DSC	6,1348,147	21,23031	212,3601	212,4201	212,4201	212,4201	212,4201	212,4201	212,4201	212,4201	212,4201	212,4201
DSCR	0.3049564	0.3049564	0.3049564	0.3049564	0.3049564	0.3049564	0.3049564	0.3049564	0.3049564	0.3049564	0.3049564	0.3049564
1822												
Total Units	172	172	172	172	172	172	172	172	172	172	172	172
Section 1%	94%	94%	94%	94%	94%	94%	94%	94%	94%	94%	94%	94%
Section 1 Units	170	170	170	170	170	170	170	170	170	170	170	170
Retention Rate	0	0	0	0	0	0	0	0	0	0	0	0
Vacant Units	0	0	0	0	0	0	0	0	0	0	0	0
Turnover Vacancy	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Normal Vacancy @ 2.00%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Monthly Vacancy	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%
Rental Income	1,724,119	145,671	145,671	145,671	145,671	145,671	145,671	145,671	145,671	145,671	145,671	145,671
Other Income	11,537	944	944	944	944	944	944	944	944	944	944	944
Monthly Vacancy	1,725,656	140,124	140,124	140,124	140,124	140,124	140,124	140,124	140,124	140,124	140,124	140,124
Effective Gross Income (EGI)	1,611,934	138,499	138,499	138,499	138,499	138,499	138,499	138,499	138,499	138,499	138,499	138,499
Operating Expenses (less Mgmt Fee)	951,913	79,609	135,745	79,609	135,745	79,609	135,745	79,609	135,745	79,609	135,745	79,609
Management Fee	43,906	3,888	3,888	3,888	3,888	3,888	3,888	3,888	3,888	3,888	3,888	3,888
Replacement Reserves	31,643	4,304	4,304	4,304	4,304	4,304	4,304	4,304	4,304	4,304	4,304	4,304
Hard Debt Service	1,912,148	159,346	159,346	159,346	159,346	159,346	159,346	159,346	159,346	159,346	159,346	159,346
Cash (Deficit) at 1.00% DSC	6,1346,630	21,23111	212,2101	212,2101	212,2101	212,2101	212,2101	212,2101	212,2101	212,2101	212,2101	212,2101
DSCR	0.305755	0.305755	0.305755	0.305755	0.305755	0.305755	0.305755	0.305755	0.305755	0.305755	0.305755	0.305755

EXHIBIT 9**FORM OF ACCOUNTANT'S ADDENDUM**

Note: in this addendum, "company" shall mean 2013 Travis Oak Creek, LP and "partner" shall mean any member or partner of the company. "Limited Partners" shall mean, collectively, any partner or member of the company related to PNC Bank, National Association.

In addition to preparing each of the following items in full compliance with Generally Accepted Accounting Principles ("GAAP"), requirements of the Internal Revenue Service ("IRS"), as applicable, the accountant's work shall include the following minimum requirements.

Cost Certification

The Cost Certification sent to the Limited Partners shall be accompanied by the accountant's work papers, with sufficient detail provided for any "lumped" categories presented on the cost certification. Additionally, the accountants shall prepare a comparison of the actual certified costs and computation of eligible basis juxtaposed to the corresponding computation in the Financial Forecast that is attached to the company's operating agreement, as amended and restated from time to time. The Cost Certification shall capitalize and expense interest costs of the company in a manner consistent with the Financial Forecast and in accordance with the requirements under the Code, and shall not capitalize any operating expenses unless corresponding allocations were assumed in the Financial Forecast.

Tax Returns

The annual tax returns (federal and state) sent to the Limited Partners shall include, or be accompanied by, depreciation schedules for each depreciable asset class, and by a capital account analysis for each partner. The schedules shall show the annual activity in the account, beginning with the company's first tax year, and including the beginning and ending balances. K-1s and applicable state information reporting forms shall be on a tax-basis.

Annual Audit

The annual audit sent to the Limited Partners shall be accompanied by the adjusting and reclassifying journal entries and an audit trial balance reflecting the financial statement groupings. The annual audit sent to the Limited Partners shall include in the footnotes, or be accompanied by, book-basis depreciation schedules for each asset class and a capital account analysis for each partner. Each of these schedules shall show the annual activity in the account, beginning with the year in which the company was formed, and including the beginning and ending balances for each year. The depreciation schedules shall include adequate detail, for each asset class, to determine the beginning and ending acquisition cost, disposals, depreciation expense and accumulated depreciation. The capital account schedules shall separately show the total capital commitment of each partner, any adjustments thereto that have occurred, the amount actually contributed to-date, the annual net income or loss, and any syndication costs, cash distributions, etc. affecting each partner's account.

In the presentation of the balance sheet (or in the footnotes), the audit shall include details on accrued interest and interest expense for each liability of the company.

In the computation of net operating income, the income statement shall report operating revenues and expenses in form no less granular than the following categories (each as applicable).

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Rental Revenue
Gross Potential Rental Income paid by Tenants
Gross Potential Rental Income paid by Subsidy
Rental Vacancy (contra-revenue account)
Other Revenue
Amenity Income (garages, carports, storage lockers, cable television, etc.)
Other Operating Income (laundry, vending, etc.)
Tenant Charges (late fees, key replacement fees, pet fees, application fees, etc.)
Collection Loss and Bad Debts (contra-revenue account)
Rental Concessions and Specials (contra-revenue account)
Commercial Lease Income
Miscellaneous Operating Income (please provide detail unless amount is nominal)
Administrative Expenses
Advertising and Marketing
Annual Audit
Compliance Consulting
Other Professional Services (bookkeeping, accounting and legal)
Tenant Supportive Services (job training, financial counseling, fitness training, etc.)
Annual Fees owed to the State Tax Credit Allocating Agency (excluding amortizing fees that were paid up-front)
Payroll Taxes
Workers Compensation Insurance
Payroll Benefits (retirement, health insurance, etc.)
Other Administrative Expenses
Property Management Fees (non-payroll)
Repairs & Maintenance (excluding Capital Expenditures)
Snow Removal
Pool Maintenance or other significant amenity maintenance
Maintenance and Janitorial Payroll
Security (contracts, equipment, etc.)
Security Payroll
Turn-over Costs
Other Contract Labor and Services (grounds keeping, janitorial, painting, etc.)
Other Repairs & Maintenance (please separately identify any significant line-item costs)
Utilities (if the property is sub-metered or there is some other reliable means of categorizing the various utilities, then distinguish between common area costs and costs for apartment units)
Electricity
Gas
Fuel Oil
Water
Sewer
Trash Removal
Payroll
Administrative and Leasing Payroll
Social or Supportive Services Payroll
Employee Apartment
Other Payroll (please provide detail unless amount is nominal)
Property Taxes
Casualty and Liability Insurance

EXHIBIT 10
FORM OF QUARTERLY STATUS REPORT

(See attached.)

EXHIBIT 10 – Page 1

4837-4545-8969.4

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Period: Quarter 20
Due: , 20

<<PRIMARYCONTACT>>

<<Alternate>>

QUARTERLY STATUS REPORT

PROPERTY: <<PROPERTYNAME>>

Partnership <<ltname>>

*This form is designed to be completed by hand. Required fields are in **bold**, but also note conditionally required information.**If you prefer to use an electronic form, please contact us and we will send you the appropriate version.***ALL REQUIRED ITEMS ON THE FORM MUST BE COMPLETED.**

Management Company: <<mgmtCompany>>

a. Are there any plans to change management? Yes No If Yes, provide details: _____

b. Have contacts changed since _____? Yes No (If Yes, complete section below. If No, skip to 2.)

Site Manager: _____

Regional/Property Manager: _____

Site Phone: _____

Regional/Property Manager Email: _____

Phone: _____

Occupied Units on _____: # ___ / ___ % _____: # ___ / ___ % _____: # ___ / ___ % (Include manager's unit in total.) Please note, we are asking for both a percentage and an actual count of the occupied units.

(If **92%** or less at quarter-end, complete section below. If **93%** or above at quarter-end, skip to 3.)

- Specify reason(s) for occupancy below 92% (check all that apply):	Evictions	New Housing in Area
	Declining Economy	Other: _____
- Indicate efforts being made to increase occupancy (check all that apply):	Increased Advertising	Agency Outreach
	Rent Incentives (Provide details: _____.)	
	Other: _____	

Provide the following information about the regional economy:

a. Average occupancy % of other rent-restricted properties—non-RHS—in the area as of _____: ___ %

b. The overall regional economic condition is: Improving Stable Declining Other: _____

c. Is there any planned construction of affordable housing in the area? Yes No (If Yes, provide details: _____.)

d. Have any local businesses closed recently? Yes No (If Yes, provide details: _____.)

a. Has the property experienced any of the following since _____? (check all that apply)

Flood Fire Mold Excessive Wind Hail Drug Trafficking/Crime/Gang Activity Other: _____

If any of the boxes above are checked, describe plan to correct/repair damages:

Property has not experienced any events impacting operations.

b. Has any qualified unit been out of compliance for more than 60 days? Yes No

(If Yes, provide details: _____.)

a. Does the property receive project-based rental assistance? Yes No (If Yes, complete section below. If No, skip to (b).)

Source of contract:

HUD Housing Assistance Payments (HAP)
Rural Development Rental Assistance

Project-based Section 8

Other: _____

Amount of contract: \$ _____

Contract Expiration Date: _____

Units Subsidized: _____

b. Have rental rates changed since _____			? Yes	No	(If Yes, complete section below. If No, skip to 6.)		
Attach additional pages if necessary.							
<u>Unit Type</u>	<u>Size</u>	<u>% AMI</u>	<u># Units at Rate</u>	<u>Current Rental Rate</u>	<u>Previous Rental Rate</u>	<u>Date of Rate Change</u>	<u>Conventional Market Rate</u>
__ bed, __ bath	__ sq ft	__ %	__	\$ __	\$ __	__	\$ __
__ bed, __ bath	__ sq ft	__ %	__	\$ __	\$ __	__	\$ __
__ bed, __ bath	__ sq ft	__ %	__	\$ __	\$ __	__	\$ __
__ bed, __ bath	__ sq ft	__ %	__	\$ __	\$ __	__	\$ __

<<Itname>>

Quarter 20

6. Finances

Provide the following information YEAR-TO-DATE as of _____:

a. Is YTD income under budget? Yes No (If Yes, provide details: _____.)
 b. Are YTD expenses over budget? Yes No (If Yes, provide details: _____.)
 c. Is there a YTD operating deficit? Yes No (If Yes, complete section below. If No, skip to 7.)

How is the deficit being funded? Operating cash Accrual of expenses (If accrual, explain: _____.)

GP advances Other: _____

a. YTD Mortgage Payments: Principal: \$ _____ Interest: \$ _____

b. Is the mortgage delinquent? Yes No (If Yes, complete questions below. If No, skip to (c).)

Delinquent Amount: \$ _____ Is property under a workout plan with the lender? Yes No
(If Yes, attach copy of plan.)

Reason: Plan to correct: _____

c. Does the property receive financing from a HUD program? Yes No

(If Yes, complete all questions below. If No, skip to 8.)

1. FHA/HUD 2. Date of most recent 3. Most recent 4. Most recent REAC 5. Date of most recent REAC
Project ID # REAC inspection: REAC score: Mgmt Co. Rating: Mgmt Co. Rating: _____6. Has the property received any
notices from HUD regarding
adverse findings on the following?
- HUD Regulatory Agreement
violations: Yes No
- Management review: Yes No
- Section 8 HAP contract violations: Yes NoIf Yes to any, provide copies of
all notices received from HUD.

a. Are property taxes delinquent? Yes No

b. Are any insurance payments delinquent? Yes No

(If Yes to either, complete appropriate section below. If No to both, skip to 9.)

Amount Taxes Delinquent:

\$ _____

Amount Insurance Delinquent:

\$ _____

Reason: _____

Reason: _____

Plan to correct: _____

Plan to correct: _____

a. Provide the following information regarding the project's reserve accounts:

	YTD Deposits	YTD Withdrawals	Actual Balance at	Required Balance at	Is account underfunded ?	Reason for underfunding: (Also indicate if project is under a workout plan with lender.)
Replacement	\$ _____	\$ _____	\$ _____	\$ _____	Yes No	_____
Tax/Insurance	\$ _____	\$ _____	\$ _____	\$ _____	Yes No	_____
Operating	\$ _____	\$ _____	\$ _____	\$ _____	Yes No	_____
Other	\$ _____	\$ _____	\$ _____	\$ _____	Yes No	_____

FOR ALL RESERVE WITHDRAWALS, COMPLETE PAGE 3 OR PROVIDE EQUIVALENT REPORT.

Equivalent report must show amount, date and reason for withdrawals, source of funds, and status of lender approval.

b. Any repairs/improvements planned for _____ quarter? Yes No (If Yes, complete section below. If No, skip to 10.)

Estimated Cost: _____ Source: Replacement reserve Operating cash Operating reserve New financing

Details: _____

10. Attachments:

If not previously submitted, attach the following:

Balance Sheet	Reserve withdrawal detail	Inspection reports from state/federal agencies
YTD Income Statement (must be YTD)	Annual budget	Notices of adverse findings from state/federal agencies
Tax Credit Compliance/Occupancy Reports	Most recent marketing survey	Details of workout plans with lender

11. Completed by:

Your Name _____ Company _____ Phone Number _____ Date _____

Please return this form and attachments by , 20 :

PNC Real Estate, Asset Management Department, 121 SW Morrison, Suite 1300, Portland, OR 97204
Phone: (503) 808-1392 Fax: (503) 808-1301 Alt Fax: (503) 808-1400 Email: pncmfcassetmgmt@pnc.com

<<lname>>

Quarterly Reserve Withdrawal Detail

Quarter 20

Instructions: For all withdrawals from reserve accounts during this quarter, please complete the following or attach an equivalent report.

	<u>Type of Expense:</u>	<u>Total Cost:</u>	<u>Date Funds Transferred to Operating:</u>	<u>Source of Funds:</u> (e.g., replacement reserve, operating cash, operating reserve, tax/insurance reserve, etc.)	<u>Approved by Lender?</u>
Unit Turnover	Air conditioners	\$ _____	_____	_____	Yes No Pending N/A
	Appliances	\$ _____	_____	_____	Yes No Pending N/A
	Blinds	\$ _____	_____	_____	Yes No Pending N/A
	Cabinets	\$ _____	_____	_____	Yes No Pending N/A
	Doors	\$ _____	_____	_____	Yes No Pending N/A
	Drywall	\$ _____	_____	_____	Yes No Pending N/A
	Flooring	\$ _____	_____	_____	Yes No Pending N/A
	Heating units	\$ _____	_____	_____	Yes No Pending N/A
	Painting	\$ _____	_____	_____	Yes No Pending N/A
	Plumbing	\$ _____	_____	_____	Yes No Pending N/A
Major Repairs/Improvements	Accessibility (ADA)	\$ _____	_____	_____	Yes No Pending N/A
	Alarm system	\$ _____	_____	_____	Yes No Pending N/A
	Common area	\$ _____	_____	_____	Yes No Pending N/A
	Exterior painting	\$ _____	_____	_____	Yes No Pending N/A
	Exterior windows	\$ _____	_____	_____	Yes No Pending N/A
	Fire safety system	\$ _____	_____	_____	Yes No Pending N/A
	Landscaping	\$ _____	_____	_____	Yes No Pending N/A
	Laundry facilities	\$ _____	_____	_____	Yes No Pending N/A
	Office equipment	\$ _____	_____	_____	Yes No Pending N/A
	Parking lot	\$ _____	_____	_____	Yes No Pending N/A
	Roof	\$ _____	_____	_____	Yes No Pending N/A
	Sidewalks	\$ _____	_____	_____	Yes No Pending N/A
Siding	\$ _____	_____	_____	Yes No Pending N/A	
Signage	\$ _____	_____	_____	Yes No Pending N/A	
Assessments	Audit	\$ _____	_____	_____	Yes No Pending N/A
	Compliance fees	\$ _____	_____	_____	Yes No Pending N/A
	Deficit funding	\$ _____	_____	_____	Yes No Pending N/A
	Insurance payment	\$ _____	_____	_____	Yes No Pending N/A
	Property taxes	\$ _____	_____	_____	Yes No Pending N/A

EXHIBIT 10 – Page 6

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Other	\$ _____	_____	_____	Yes	No	Pending	N/A
	\$ _____	_____	_____	Yes	No	Pending	N/A
	\$ _____	_____	_____	Yes	No	Pending	N/A

EXHIBIT 10 – Page 7

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